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APPROVED BY THE CITY OF COLUMBIA CITY
____ DAY OF _____, 2013.

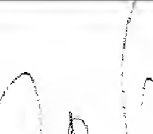
APPROVED BY THE CITY OF COLUMBIA PLANNING AND
ZONING COMMISSION THIS ____ DAY OF _____, 2013.

DOUG WHEELER, CHAIRPERSON

SHEELA AMIN, CITY CLERK

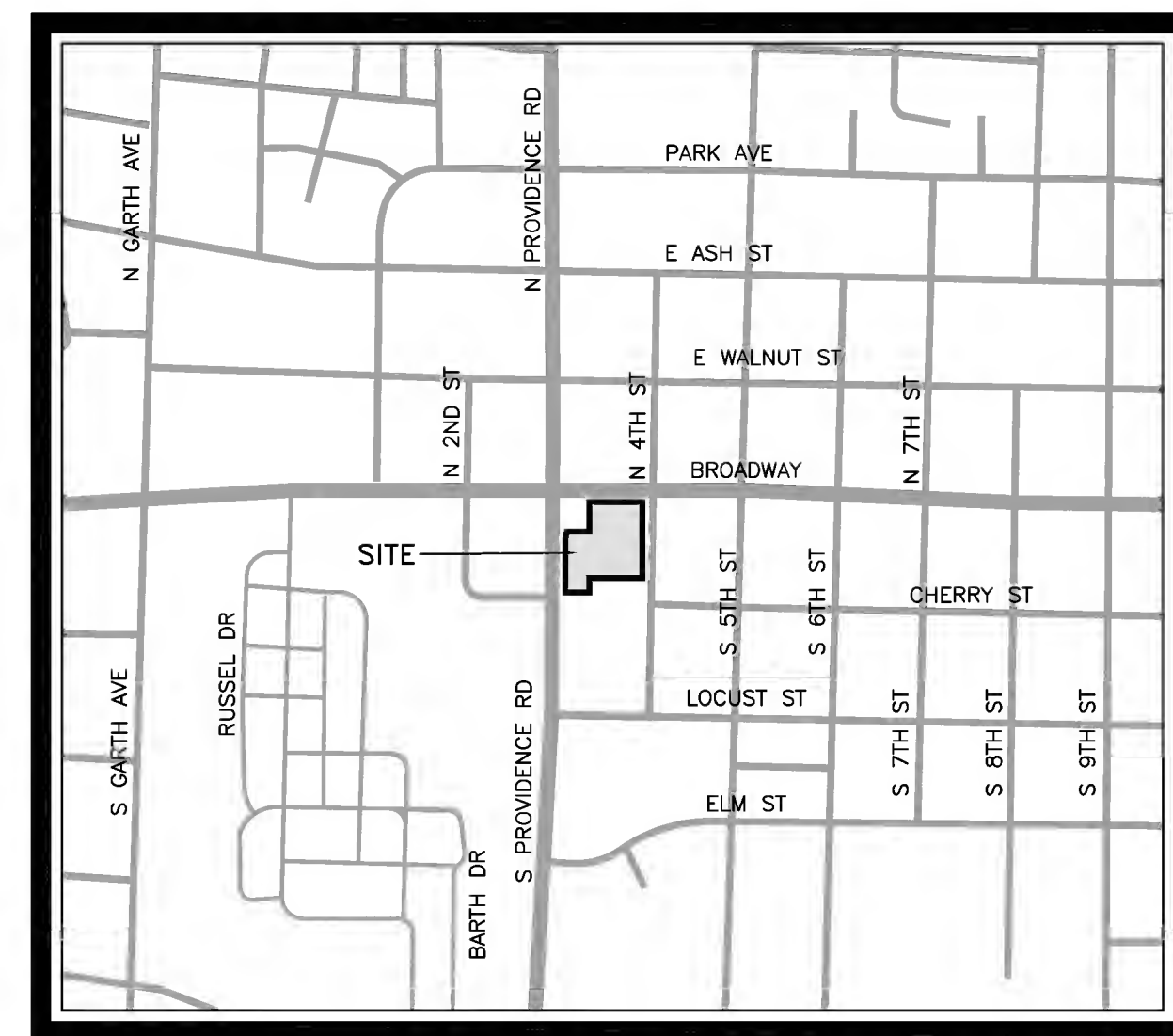
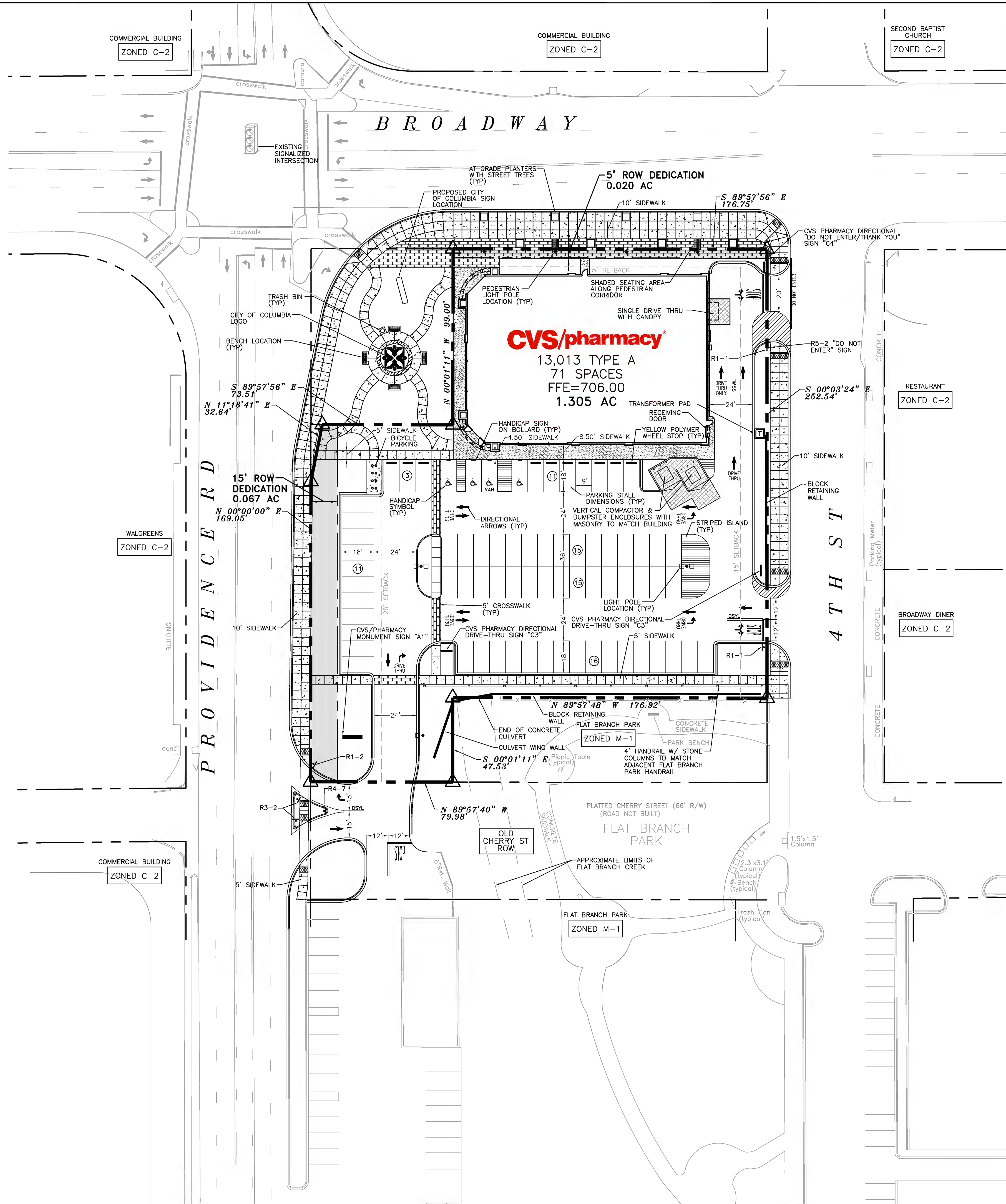
ROBERT McDAVID, MAYOR

SEAL:



STATE OF MISSOURI
JOSEPH
PARSLEY
★
NUMBER
PE-2008009238
PROFESSIONAL ENGINEER
7/1/17

REVISONS:	
08/01/2013 - REVISED PER CITY COMMENTS	
CVS PROJECT MANAGER: R. SMART	
DRAWING BY:	D. BARNETT
DATE:	28 JUNE 2013
JOB NUMBER:	XX00000
TITLE:	COVER SHEET
SHEET NUMBER:	
1 OF 4	
COMMENTS:	
NOT RELEASED FOR CONSTRUCTION	



VICINITY MAP

SCALE: NTS

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- DETECTABLE WARNING STRIP
- ARCHITECTURAL CONCRETE
- BRICK-STAMPED CONCRETE PAVERS
- BUILDING SIDEWALK
- ROW DEDICATION
- BACK-TO-BACK PLAZA BENCHES
- DECORATIVE PEDESTRIAN LIGHT POLE
- PIPE BOLLARD
- HANDICAP PARKING SYMBOL
- 6" RAISED CONCRETE CURB
- PAINTED TRAFFIC ISLAND
- CUSTOMER PARKING COUNT
- SIGN
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- CVS/PHARMACY DIRECTIONAL SIGN
- CVS/PHARMACY MONUMENT SIGN
- PARKING LOT LIGHT POLE

SITE DATA

EXISTING ZONING: C-2 (COMMERCIAL BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT)
PROPOSED ZONING: C-P (PLANNED BUSINESS DISTRICT)
ACREAGE: 1.392 ACRES (TOTAL PURCHASE), 1.305 (AFTER ROW DEDICATION)
LOCATION: SOUTHEAST CORNER OF THE INTERSECTION OF BROADWAY & PROVIDENCE RD.

EXISTING PAVEMENT AREA: 7,625 SF (0.175 AC)/PROPOSED PAVEMENT AREA: 9,876 SF (0.227 AC)
EXISTING IMPERVIOUS AREA: 53,002 SF (1.217 AC)/PROPOSED IMPERVIOUS AREA: 50,751 SF (1.165 AC)

GENERAL NOTES

- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECT'S PLANS FOR ACCURATE DIMENSIONS.
- ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. SEE APPROPRIATE UTILITY CONSTRUCTION PLANS FOR FURTHER DETAIL.
- DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACH AND HANDICAP RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA AND ADA STANDARDS.

SETBACKS

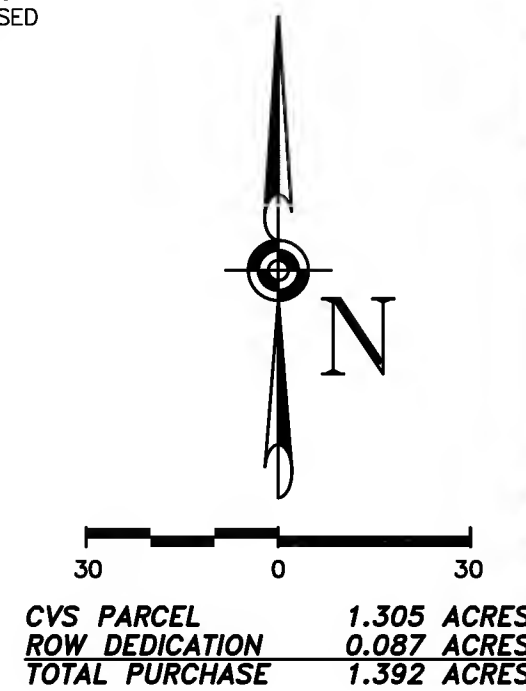
A 5' BUILDING SETBACK IS PROPOSED ALONG BROADWAY. A 25' BUILDING SETBACK IS PROPOSED ALONG PROVIDENCE. A 15' BUILDING SETBACK IS PROPOSED ALONG 4TH ST. NO REAR OR SIDE BUILDING SETBACKS ARE SHOWN OR PROPOSED.

BENCHMARK DATA

- SITE BENCHMARK NO. 1: NW. BOLT BEFORE THE MULLER ON FIRE HYDRANT AT NE. CORNER OF STEPS TO ALLEY CAT YOGA. ELEV. 703.965
- SITE BENCHMARK NO. 2: NE. CORNER CURB INLET AT FLAT BRANCH PARK SIGN. ELEV. 698.03
- SITE BENCHMARK NO. 3: NW. BOLT BEFORE OPEN ON FIRE HYDRANT AT NE. CORNER INTERSECTION OF BROADWAY AND 4TH.

PARKING DATA

THE CURRENT SITE PLAN CONFIGURATION SHOWS 71 SPACES. BASED ON A 13,013 SQUARE FOOT BUILDING THE PROPOSED PARKING RATIO WILL 5.46.



CVS C-P DEVELOPMENT PLAN

STORE NUMBER: 10004

SEC - BROADWAY & PROVIDENCE RD.

COLUMBIA, MISSOURI

PROJECT TYPE: FEE FOR SERVICE

DEAL TYPE: LAND

CS PROJECT NUMBER: 62279

ARCHITECT OF RECORD

719 Griswold Street
Suite 1000
Detroit, MI 48226
www.norr.com



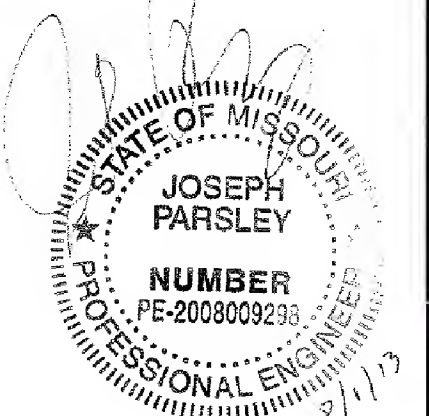
CONSULTANT:



DEVELOPER:



SEAL:



REVISIONS:

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CVS PROJECT MANAGER: R. SMART

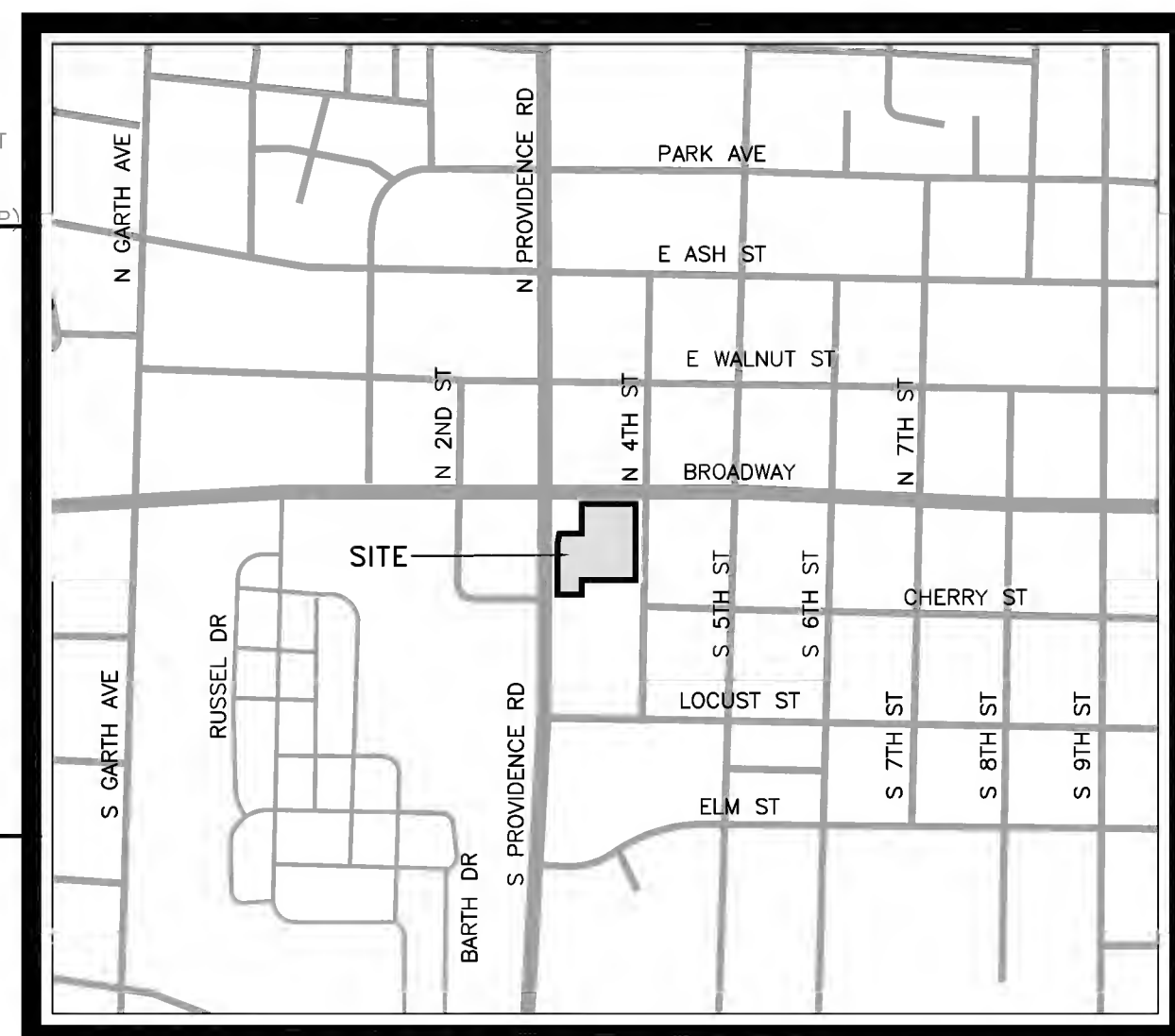
DRAWING BY: D. BARNETT

DATE: 28 JUNE 2013

JOB NUMBER: XX00000

TITLE: SITE PLAN

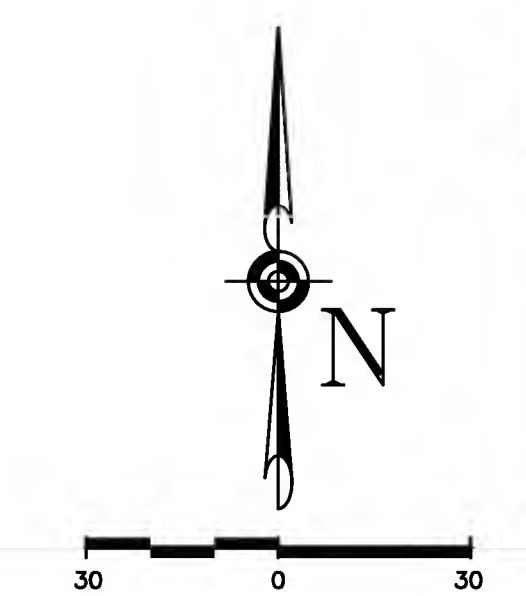
SHEET NUMBER:



VICINITY MAP
SCALE: NTS

LEGEND

- 0000.00 TW – TOP OF WALL
 0000.00 BW – BOTTOM OF WALL
 0000.00 SC – TOP OF CURB
 0000.00 TP – TOP OF PAVEMENT
 ———— STORM SEWER PIPE
 ———— BOX CULVERT
 ———— SANITARY SEWER
 ———— EASEMENT LINE
 RIP-RAP PAD



CVS PARCEL	1.305 ACRES
ROW DEDICATION	0.087 ACRES
TOTAL PURCHASE	1.392 ACRES



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NORR
ARCHITECTS ENGINEERS PLANNERS

CONSULTANT:

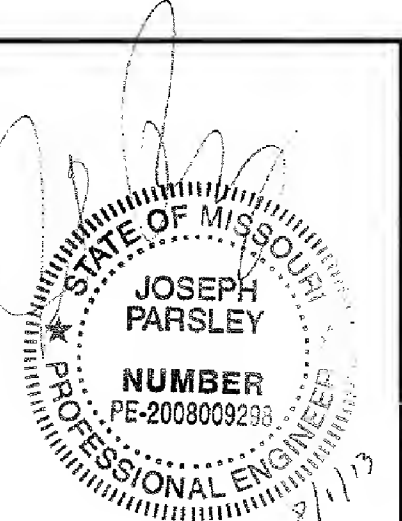


DEVELOPER:



ORANGE
DEVELOPMENT
1200 CORPORATE DRIVE
SUITE G-50
BIRMINGHAM, AL 35242
PH. (205) 408-3443

SEAL:



REVISIONS:

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DRAWING BY: D. BARNETT

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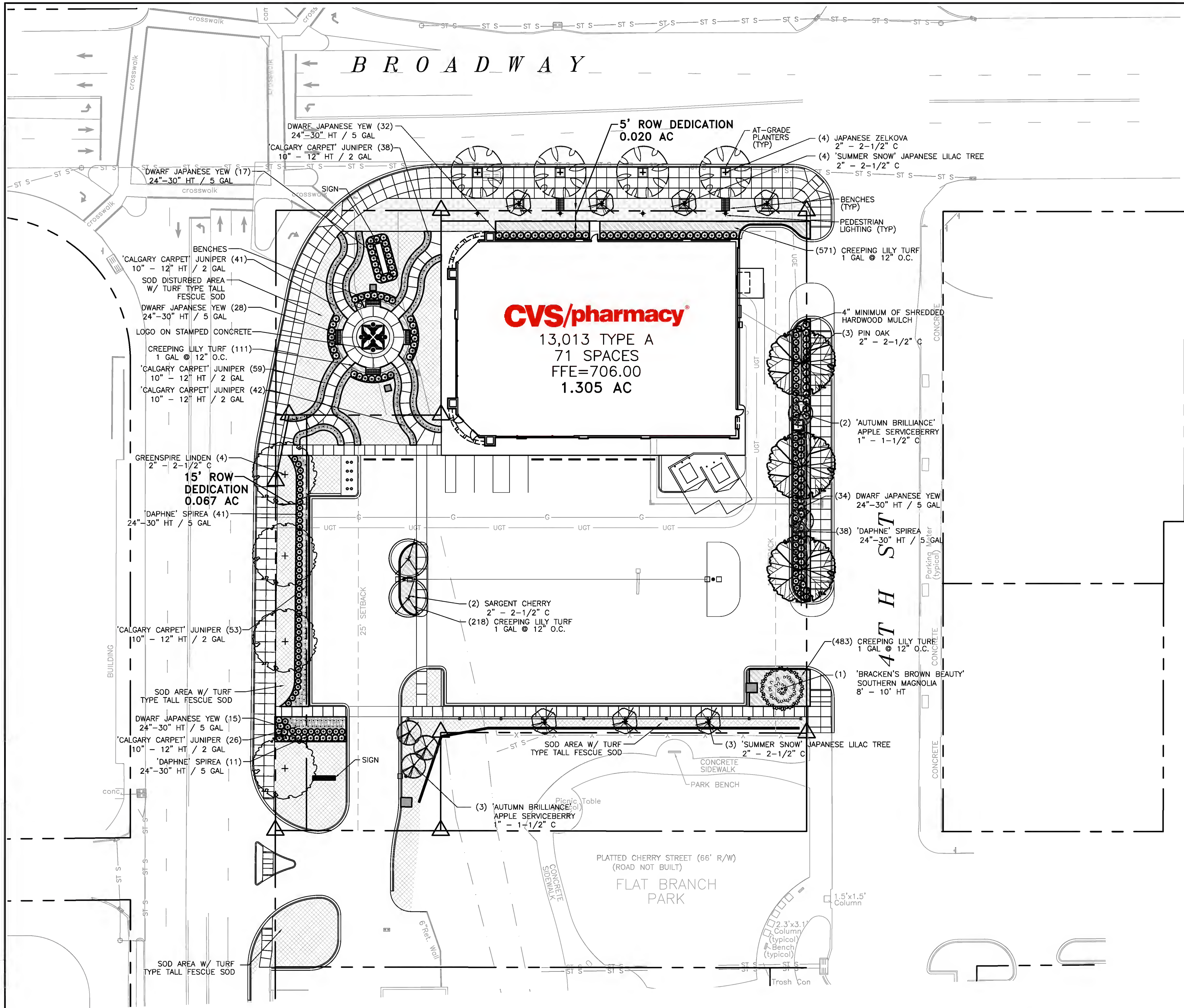
JOB NUMBER: XX00000

TITLE: GRADING

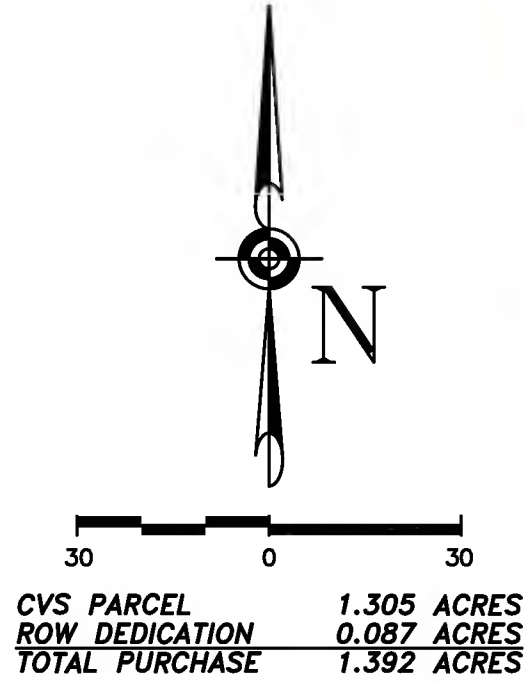
SHEET NUMBER:

3 OF 4

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



GREENSPACE CALCULATIONS *PERCENTAGES ARE CALCULATED FROM SITE BOUNDARIES (1.305 AC)	
GREENSPACE AREA AND PERCENTAGE AS SHOWN ON CVS SITE EXCLUDING ROW DEDICATION AND PARK	6,479 SF OR 11.4%
GREENSPACE AREA AND PERCENTAGE ON CVS SITE INCLUDING ROW	9,219 SF OR 16.2%
GREENSPACE AREA AND PERCENTAGE ON CVS SITE INCLUDING PARK (EXCLUDING ROW)	10,691 SF OR 18.8%
GREENSPACE AREA AND PERCENTAGE ON CVS SITE INCLUDING ROW AND PARK	13,431 SF OR 23.6%



CVS C-P DEVELOPMENT PLAN

STORE NUMBER: 10004

SEC - BROADWAY & PROVIDENCE RD.

COLUMBIA, MISSOURI

PROJECT TYPE: FEE FOR SERVICE

DEAL TYPE: LAND

CS PROJECT NUMBER: 62279

ARCHITECT OF RECORD

719 Griswold Street
Suite 1000
Detroit, MI 48226
www.norr.com



CONSULTANT:



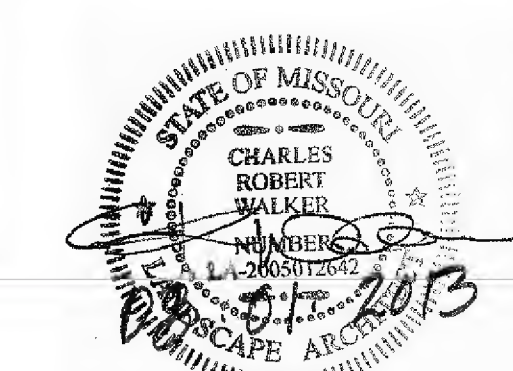
7068 Ledgestone Commons
Bartlett, TN 38133
Phone (901) 384-0404
Fax (901) 384-0710

DEVELOPER:



ORANGE
DEVELOPMENT
1200 CORPORATE DRIVE
SUITE G-50
BIRMINGHAM, AL 35242
PH. (205) 408-3443

SEAL:



REVISIONS:

8/1/13 - REVISED PER CITY COMMENTS

CVS PROJECT MANAGER: R. SMART

DRAWING BY: D. BARNETT

DATE: 28 JUNE 2013

JOB NUMBER: XX00000

TITLE: **PLANTING PLAN**

SHEET NUMBER:

4 OF 4

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

- ALL UNSURFACED AREAS SHALL RECEIVE A 6" LAYER OF SUITABLE TOPSOIL AND SOD. WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED
- SOD SHALL BE PEGGED ON ALL 3:1 SLOPES OR STEEPER IN ORDER TO HOLD SOD IN PLACE. SEE SITEWORK SPECIFICATIONS FOR OTHER REQUIREMENTS.
- UNLESS SHOWN OTHERWISE, ALL LARGE CANOPY TREES SHALL MAINTAIN 25' HORIZONTAL CLEARANCE FROM ALL OVERHEAD UTILITY LINES AND 10' HORIZONTAL CLEARANCE FROM ALL UNDERGROUND UTILITY LINES.
- ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATED AS SHOWN ON THE IRRIGATION PLAN. SEE IRRIGATION PLAN, THIS SET, FOR ADDITIONAL INFORMATION.

MAINTENANCE REQUIREMENT

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL INSTALLED LANDSCAPING, INCLUDING GRASS MOWING, UP TO THE CVS STORE GRAND OPENING.

PLANT SCHEDULE

NOTE: ALL SIZES AND CONDITION OF NURSERY STOCK SHALL MEET THE STANDARDS ESTABLISHED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.

QTY	SYM	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	SPACING	CONDITION	REMARKS
TREES:							
4	⊙	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" - 2-1/2" C / 12' - 14' HT	AS SHOWN	B&B/CONT	FULL HEAD w/UNIFORM GROWTH
5	⊗	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' APPLE SERVICEBERRY	1" - 1-1/2" C / 5' - 6' HT	AS SHOWN	B&B/CONT	FULL HEAD w/UNIFORM GROWTH SINGLE TRUNK w/ 3' - 4' MIN CLEAR HT
3	⊗	QUERCUS PALUSTRIS	PIN OAK	2" - 2-1/2" C / 12' - 14' HT	AS SHOWN	B&B/CONT	FULL HEAD w/UNIFORM GROWTH
7	⊗	SYRINGA RETICULATA 'SUMMER SNOW'	'SUMMER SNOW' JAPANESE LILAC TREE	2" - 2-1/2" C / 10' - 12' HT	AS SHOWN	B&B/CONT	FULL HEAD w/UNIFORM GROWTH SINGLE TRUNK w/ 5'-6" MIN CLEAR HT
1	⊙	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	'BRACKEN'S BROWN BEAUTY' SOUTHERN MAGNOLIA	8' - 10' HT	AS SHOWN	B&B/CONT	FULL HEAD w/UNIFORM GROWTH
4	⊗	ZELKOVA SERRATA	JAPANESE ZELKOVA	2" - 2-1/2" C / 10' - 12' HT	AS SHOWN	B&B/CONT	FULL HEAD w/UNIFORM GROWTH
2	⊗	PRUNUS SARGENTII 'COLUMNARIS'	SARGENT CHERRY	2" - 2-1/2" C / 8' - 10' HT	AS SHOWN	B&B/CONT	FULL HEAD w/UNIFORM GROWTH
SHRUBS:							
126	⊙	TAXUS CUSPIDATA 'NANA'	DWARF JAPANESE YEW	24" - 30" HT / 5 GAL	36" O.C.	CONT	FULL HEAD, UNIFORM GROWTH
259	⊙	JUNIPERUS SABINA 'MONNA'	'CALGARY CARPET' JUNIPER	15"-18" SPD / 3 GAL	36" O.C.	CONT	FULL HEAD, UNIFORM GROWTH
90	⊙	SPIRAEA JAPONICA 'DAPHNE'	'DAPHNE' SPIREA	24" - 30" HT / 5 GAL	24" O.C.	CONT	ROUND, FULL HEAD - UNIFORM SHAPE
GROUND COVER:							
FILL AREA	▨	FESTUCA ARUNDINACEA	TURF TYPE TALL FESCUE SOD	SOLID SOD	SOLID	SLAB/ROLL	WEED FREE & ACTIVELY GROWING
1383	⊙	LIRIOPE SPICATA	CREeping LILY TURF	6" HT / 1 GAL	12" O.C.	CONT	3 BIB MIN, FULL PLANT
FILL AREA	▨	4" MINIMUM OF SHREDDED HARDWOOD MULCH					

NOTE: SYMBOLS SHOWN IN TABLE ABOVE ARE FOR SPECIES IDENTIFICATION ONLY. PLANT SIZE SHOWN IN THE TABLE IS NOT INTENDED TO BE REPRESENTATIVE OF THE PLANT AT EITHER INSTALLATION OR MATURITY. SIZE OF SYMBOL SHOWN IN TABLE ABOVE MAY VARY FROM THOSE SHOWN ON PLANS.

NOTE: NO SUBSTITUTIONS OF PLANT MATERIALS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.